

Short-Term Rental Update

March 2, 2021



Short-Term Rental Ordinance

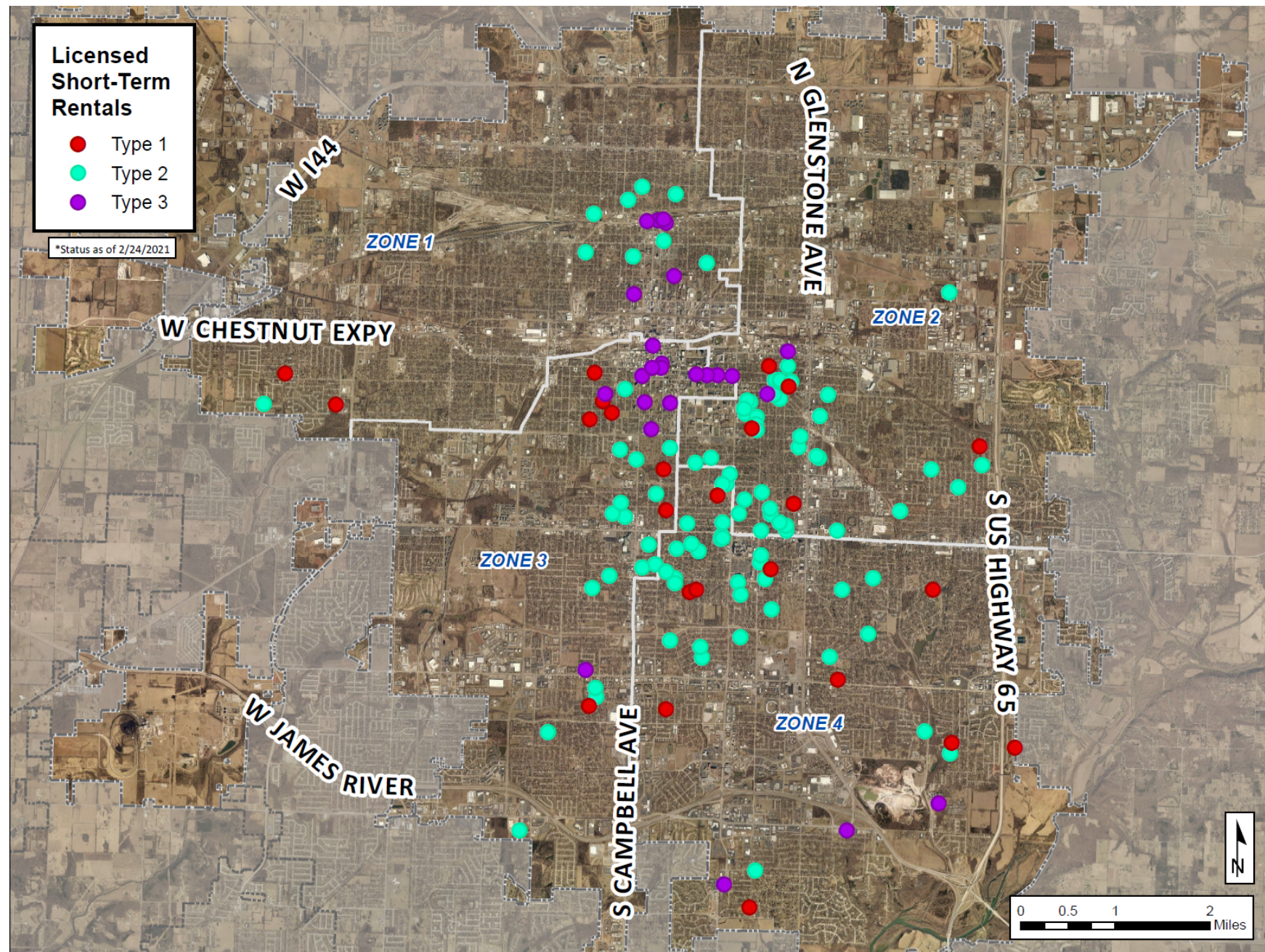
- General Ordinance 6497 adopted January 28, 2019
- Type 1
 - R-SF or R-TH zoning
 - Owner-occupied primary residence and is not rented for more than 95 days/calendar year when owner is absent
- Type 2
 - R-SF or R-Th zoning
 - Is not owner-occupied primary residence OR is owner-occupied and rented more than 95 days/calendar year when owner is absent
 - Subject to density requirements
- Type 3
 - Located in districts other than R-SF or R-TH
 - No more than two STR Type 3s permitted on a premise
 - Any tract of land consisting of one or more lots, under single or multiple ownership, which functions as one unit

STR Application Data

	Licensed	Pending	Denied	Withdrawn	Discontinued	TOTAL
Type 1	24	3	2	2	11	42
Type 2	94	14	10	14	8	140
Type 3	25	2	1	2	1	31
TOTAL	143	19	13	18	20	213

Pending Applications	
PLN- Intake	3
PLN- Applicant Received Paperwork	4
PLN- 500' Sent	4
Pending Appeal	1
BDS	4
Licensing	3
TOTAL	19

- Data as of February 24, 2021
- **Discontinued**- STR was once licensed by the City, but owner has since terminated the license
- **500' Sent**- The neighborhood notice sent to property owners within 500' of the STR property



Council Zone	Licensed STRs
1	17
2	44
3	38
4	44
Citywide	143

Enforcement Update

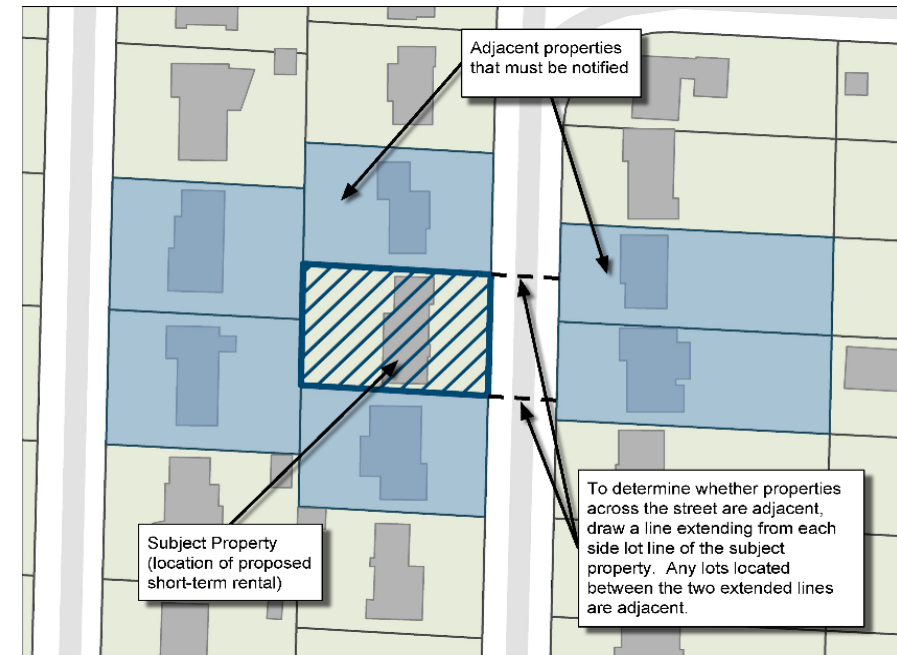
- AIRDNA – estimated 211 “entire place” and 75 “private room” offerings in January 2021
 - Unclear how many, if any, are located outside city limits
- Enforcement on complaint basis and when operators have incomplete applications but are advertising
- 20 service complaints since January 2019
 - 19 operating without a license
 - 1 licensed Type 1 operating as a Type 2

Type 2 Rentals – Density Limitation

- Limited to no more than one Type 2 or bed and breakfast per eight residential structures on a block face in R-SF or R-TH
- No Type 2 permitted on block face with fewer than 4 residential structures unless appeal granted by City Council
- Block face defined as one side of a street from one intersection to the next excluding alleys
- Residential structures are determined by assigned mailing address

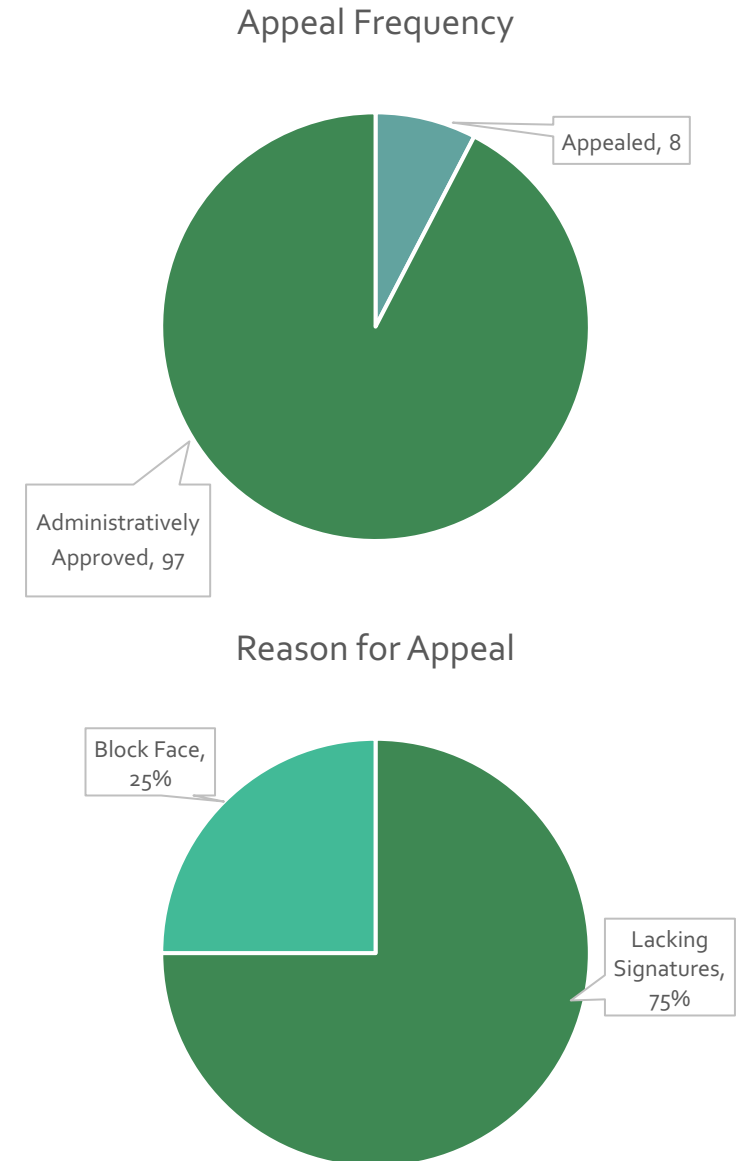
Type 2 Process

- \$390 application fee
- Neighborhood meeting
 - Letter 10 days in advance by regular mail to all property owners and neighborhood associations within 500 feet
 - Meeting notice signs posted on each street frontage 10 days prior for 31 days
- Requires notarized signatures from 55% of adjacent property owners
- If unable to obtain signatures, applicant may appeal to City Council



Type 2 Appeal Volume

- 1 currently scheduled for March 8th
- 8 of 140 applications have appealed
 - 2 appealed because located on block face with fewer than 4 residential lots
- 3 of 8 appeals denied
 - 2 – applicant refused to obtain signatures
 - 1 – block face with fewer than 4 residential lots



Implementation Issues

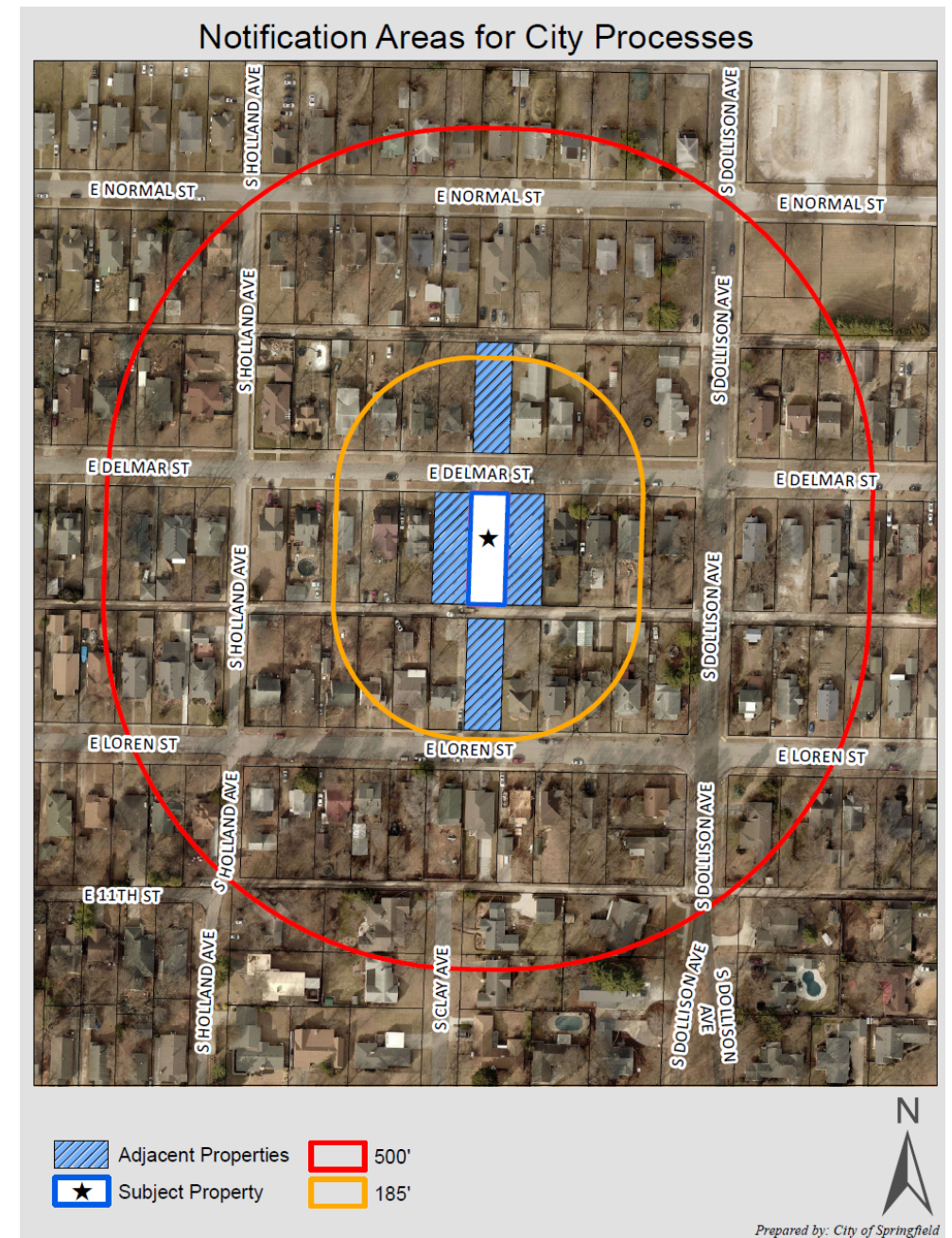
- Difficulty in obtaining required signatures
 - Small pool of potential signers
 - Unresponsive non-resident owners
- Some concern expressed by nearby neighbors that their opinions should be considered

Proposed Amendments

- Modify ordinance to more closely mirror zoning classification applications
 - Change from consent model to protest model
 - Current consent model puts responsibility on applicant; protest model puts responsibility on nearby property owners
- Change “impacted properties” from adjacent properties to properties within 185 feet
- Application forwarded to City Council if petition opposing STR is signed by property owners representing 30% or more of property within 185 feet
 - Favorable vote of 2/3 of all Council members required to approve

Notification

- 500 feet (Red)
 - Neighborhood notification area for STR and zoning applications
- 185 feet (Orange)
 - Protest petition area for zoning applications
- Adjacent properties (Blue)
 - Consent from 55% are required for STR Type 2



Discussion



Other Missouri Communities

- Kansas City – 55% consent from adjacent property owners. Considering amendments
- Jefferson City – Conditional Use Permit in residential districts
- Branson – does not permit in R-1
- Columbia – Administrative delay extended to July; City Council to resume discussion in May
 - Previous draft: Non-owner occupied administratively approved if operated for less than 95 days/calendar year or located directly adjacent to operator's primary residence; Otherwise requires Conditional Use Permit
- St. Louis & Joplin – no action

Certified Mail

- Certified mail with electronic receipt costs \$5.35 each
- Adjacent properties have ranged from 3 to 8
 - 5 properties = \$26.75
- Properties within 185' can range from 5 to 30
 - 15 properties + \$80.25
- More costly and onerous than statutory requirement for zoning

Certified Mail

Envelopes	First Class	Certified Mail w/ Receipt
	55¢	\$5.25
5	\$ 2.75	\$ 26.25
15	\$ 8.25	\$ 78.75
50	\$ 27.50	\$ 262.50
70	\$ 38.50	\$ 367.50
100	\$ 55.00	\$ 525.00